

OWNERS CERTIFICATE

STATE OF TEXAS)
COUNTY OF COLLIN)

WHEREAS, Ameritek Group, LLC and Donald K. McLachlan and wife, Amie McLachlan are the owners of a tract of land situated in the Jesse Stiff Survey, Abstract No. 792, in Collin County, Texas and being all of Lots 80 and 81, Block B, of **WATERSTONE ESTATES SECTION I** as recorded in Volume R, Page 210, of the Map Records of Collin County, Texas (M.R.C.C.T.), said tract being more particularly described as follows:

BEGINNING at a 1/2" iron rod found for the northeasterly corner of Lot 80, same being at the southwesterly corner of the intersection of Lake Shore Drive and Love Court;

THENCE along the westerly and northerly monumented line of Love Court, the following courses and distances:

South 04°19'02" East, 53.18' to a 1/2" iron rod found at the beginning of a curve to the right, having a radius of 240.00', a central angle of 07°21'49", and a chord which bears, South 00°38'08" East, a chord distance of 30.82';
Thence, in a southeasterly direction, along said curve to the left, an arc length of 30.84' to a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5686" set at the end of said curve;
South 03°02'44" West, passing a 1/2" iron rod found at the southeasterly corner of said Lot 80, same being the northeasterly corner of said Lot 81, at a distance of 52.11';
and continuing a total distance of 188.37' to a point for corner in rip rap, said corner being the southeasterly corner of said Lot 81, same being an inner "ell" corner of said Love Court;
North 87°03'58" West, a distance of 189.62' to a 1/2" iron rod found at the beginning of a non-tangent curve to the left, having a radius of 60.00', a central angle of 144°48'20", and a chord which bears, South 80°31'52" West, a chord distance of 114.38';
Thence, in a southwesterly direction, along said curve to the left, an arc length of 151.64' to a railroad spike found at the most southerly corner of said Lot 80, same being the most westerly northeast corner of Lot 82, of said addition;

THENCE North 81°52'31" West, along the common line between said Lots 81 and 82, a distance of 108.50' to a 1/2" iron rod found for the southwesterly corner of said Lot 81, same being the southeasterly corner of Lot 79, of said addition, same being in the northerly line of said Lot 82;

THENCE North 04°21'25" East, along the easterly line of said Lot 79, same being the westerly line of said Lot 81, passing a 1/2" iron rod found for the northwesterly corner of said Lot 81, at a distance of 122.03', and continuing along the common line between said Lots 79 and 80, a total distance of 244.06' to a 1/2" iron rod found in the southerly monumented line of Lake Shore Drive, same being the northeasterly corner of said Lot 79, same also being the northwesterly corner of said Lot 80, and also being in a curve to the left, having a radius of 660.00', a central angle of 08°40'28", and a chord which bears, South 89°58'48" East, a chord distance of 99.83';

Thence, in a southeasterly direction, along said curve to the left, an arc length of 99.92' to a 1/2" iron rod found at the end of said curve to the left;

THENCE North 85°40'58" East, along the southeasterly monumented line of Lake Shore Drive, same being the northwesterly line of said Lot 80, a distance of 297.75' to the **POINT OF BEGINNING** and containing 2.305 acres of land, more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, Ameritek Group, Donald K. McLachlan and wife, Amie McLachlan are the sole owners of the above described property and do hereby adopt this replat designating the hereinabove described property as **REPLAT LOTS 80R AND 81R, BLOCK B - WATERSTONE ESTATES SECTION I** an addition to Collin County, Texas, and does hereby dedicate to the public use forever, the streets, alleys and public use areas shown hereon; the easements, as shown, for mutual use and accommodation of the Collin County and all public utilities desiring to use or using same. All and any public utility and the Collin County shall have the right to remove and keep removed all or parts of any building, fences, shrubs, trees or other improvements or growths which in any way, endanger or interfere with the construction, maintenance or efficiency of it's respective systems on said easements; and the Collin County and all public utilities shall have the right to construct, reconstruct, inspect, patrol, maintain and add to or remove all or parts of it's respective systems without the necessity of, at anytime, procuring the permission of anyone. This plat is approved subject to all platting ordinances, rules, regulations and resolutions of the Collin County.

WITNESS, my hand at Collin County, Texas, this _____ day of _____, 2014.

Ameritek Group, LLC

By: _____
Festus Madubuike - President

By: _____
Donald K. McLachlan

By: _____
Amie McLachlan

STATE OF TEXAS)
COUNTY OF COLLIN)

BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared Festus Madubuike, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that the same is his act and deed in the capacity therein stated and for the purposes therein expressed.

WITNESS MY HAND AND SEAL OF OFFICE on this, the _____ day of _____, 2014.

NOTARY PUBLIC in and for the State of Texas

STATE OF TEXAS)
COUNTY OF COLLIN)

BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared Donald K. McLachlan, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that the same is his act and deed in the capacity therein stated and for the purposes therein expressed.

WITNESS MY HAND AND SEAL OF OFFICE on this, the _____ day of _____, 2014.

NOTARY PUBLIC in and for the State of Texas

STATE OF TEXAS)
COUNTY OF COLLIN)

BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared Amie McLachlan, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that the same is his act and deed in the capacity therein stated and for the purposes therein expressed.

WITNESS MY HAND AND SEAL OF OFFICE on this, the _____ day of _____, 2014.

NOTARY PUBLIC in and for the State of Texas

REPLAT

**LOT 80R and LOT 81R, BLOCK B
WATERSTONE ESTATES
SECTION I**

BEING A REPLAT OF
Lot 80 and Lot 81, Block B of
WATERSTONE ESTATES SECTION I
(Vol. R, Page 210)

2.305 ACRES IN THE
Jesse Stiff Survey, Abst. No. 792
Collin County, Texas

Scale: 1" = 40'

Date: July, 2014

Health Department Certification:

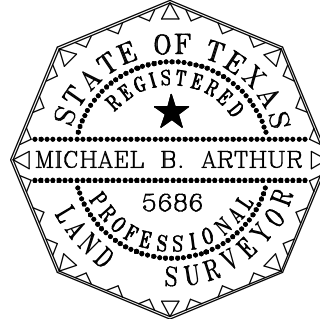
I hereby certify that the on-site sewage facilities described on this plat conform to the applicable OSSF laws of the State of Texas, that site evaluations have been submitted representing the site conditions in the area in which on-site sewage facilities are planned to be used.

Registered Sanitarian or Designated Representative
Collin County Development Services

Surveyor's Certificate

I, Michael B. Arthur, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that I have prepared this plat from a actual on the ground survey of the land, and the monuments shown hereon were found and or placed under my personal supervision.

Michael B. Arthur
Registered Professional Land Surveyor
Texas Registration No. 5686

STATE OF TEXAS)
COUNTY OF COLLIN)

BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared Michael B. Arthur, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that the same is his act and deed in the capacity therein stated and for the purposes therein expressed.

WITNESS MY HAND AND SEAL OF OFFICE on this, the _____ day of _____, 2014.

NOTARY PUBLIC in and for the State of Texas

Flood Statement:

According to the Flood Insurance Rate Map of Collin County, Texas, Map No. 48085C0285J, Map Revised June 02, 2009, the herein described property is located in Zone "X", described by said map to be, "areas determined to be outside the 0.2% annual chance floodplain".

Utility Service Providers:

Water Service provided by _____ North Collin Water Supply Corp.

Electric Service provided by _____ Grayson-Collin Electric Co-op

Telephone Service provided by _____ A.T. & T.

I.R.F. = Iron Rod Found

(C.M.) = Controlling Monument

I.R.S. = 1/2" iron rod with yellow plastic cap stamped "RPLS 5686" set

M.R.C.C.T. = Map Records, Collin County, Texas

D.R.C.C.T. = Deed Records, Collin County, Texas

O.P.R.C.C.T. = Official Public Records, Collin County, Texas

NOTES:

- WATERSTONE ESTATES SECTION I IS NOT WITHIN ANY EXTRA-TERRITORIAL JURISDICTION OF ANY CITY OR TOWN.
- EACH LOT PURCHASER SHALL PROVIDE PRIVATE ON-SITE SEWAGE FACILITIES FOR EACH LOT OWNER'S NEEDS.
- BLOCKING THE FLOW OF WATER OR CONSTRUCTION IMPROVEMENTS IN DRAINAGE EASEMENTS, AND FILLING OR OBSTRUCTION OF THE FLOODWAY IS PROHIBITED.
- THE EXISTING CREEKS OR DRAINAGE CHANNELS TRAVERSING ALONG OR ACROSS THE ADDITION WILL REMAIN AS OPEN CHANNELS AND WILL BE MAINTAINED BY INDIVIDUAL OWNERS OF THE LOT OR LOTS THAT ARE TRAVERSED BY OR ADJACENT TO THE DRAINAGE COURSE ALONG OR ACROSS SAID LOTS.
- COLLIN COUNTY WILL NOT BE RESPONSIBLE FOR THE MAINTENANCE AND OPERATION OF SAID DRAINAGE WAYS OR FOR THE CONTROL OF EROSION IN SAID DRAINAGE WAYS.
- COLLIN COUNTY WILL NOT BE RESPONSIBLE FOR ANY DAMAGE, PERSONAL INJURY OR LOSS OF LIFE OR PROPERTY OCCASIONED BY FLOODING CONDITIONS.
- ALL LOT CORNERS ARE MONUMENTED WITH A 1/2" IRON ROD SET WITH A YELLOW PLASTIC CAP STAMPED "RPLS 5686" UNLESS OTHERWISE NOTED.
- ALL LOTS MUST UTILIZE ALTERNATIVE TYPE ON-SITE SEWAGE FACILITIES.
- MUST MAINTAIN STATE-MANDATED SETBACK OF ALL ON-SITE SEWAGE FACILITY COMPONENTS FROM ANY/ALL EASEMENTS AND DRAINAGE AREAS, SHARP BREAKS AND/OR CREEKS/RIVERS/PONDS, ETC. (PER STATE REGULATIONS).
- INDIVIDUAL SITE EVALUATIONS AND OSSF DESIGN PLANS (MEETING ALL STATE AND COUNTY REQUIREMENTS) MUST BE SUBMITTED AND APPROVED BY COLLIN COUNTY FOR EACH LOT PRIOR TO CONSTRUCTION OF ANY OSSF SYSTEM.
- COLLIN COUNTY BUILDING PERMITS ARE REQUIRED FOR BUILDING CONSTRUCTION, ON SITE SEWAGE FACILITIES, AND DRIVEWAY CULVERTS.
- NOTICE: SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF CITY ORDINANCE AND STATE LAW AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.
- THE PURPOSE OF THIS REPLAT IS TO RECONFIGURE LOTS 80 AND 81, BLOCK B.
- TREE REMOVAL AND LOT GRADING MAY BE REQUIRED ON INDIVIDUAL LOTS FOR ON-SITE SEWAGE FACILITY INSTALLATION AND/OR OPERATION.

This plat approved by the Collin County, Commissioners
On _____ day of _____, 2014.

Keith Self, Collin County Judge

OWNER LOT 80R

AMERITEK GROUP
4586 Lake Breeze
McKinney, Texas 75074

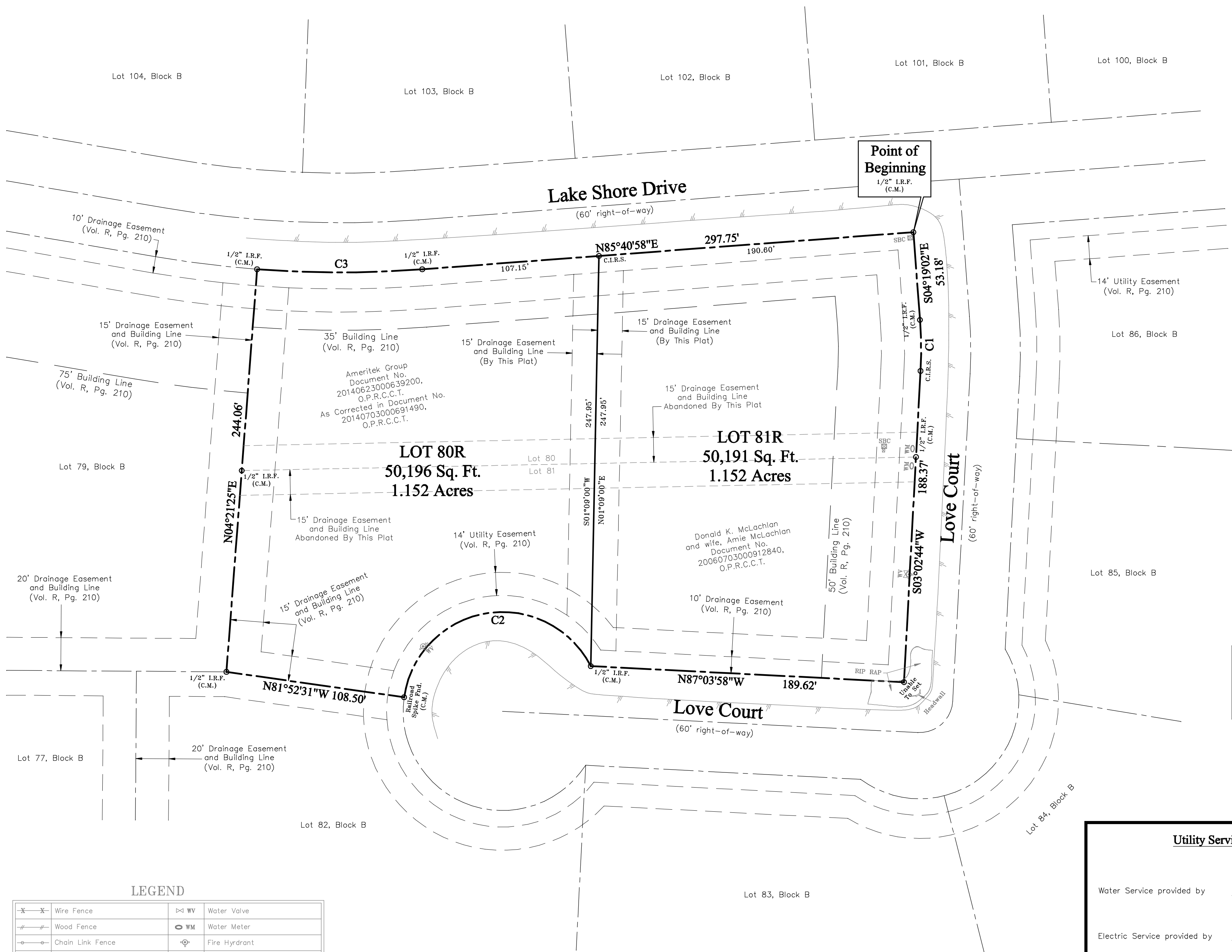
OWNER LOT 81R

Donald K. McLachlan and
Amie McLachlan
4705 Virginia Woods Drive
McKinney, Texas 75071

SURVEYOR:

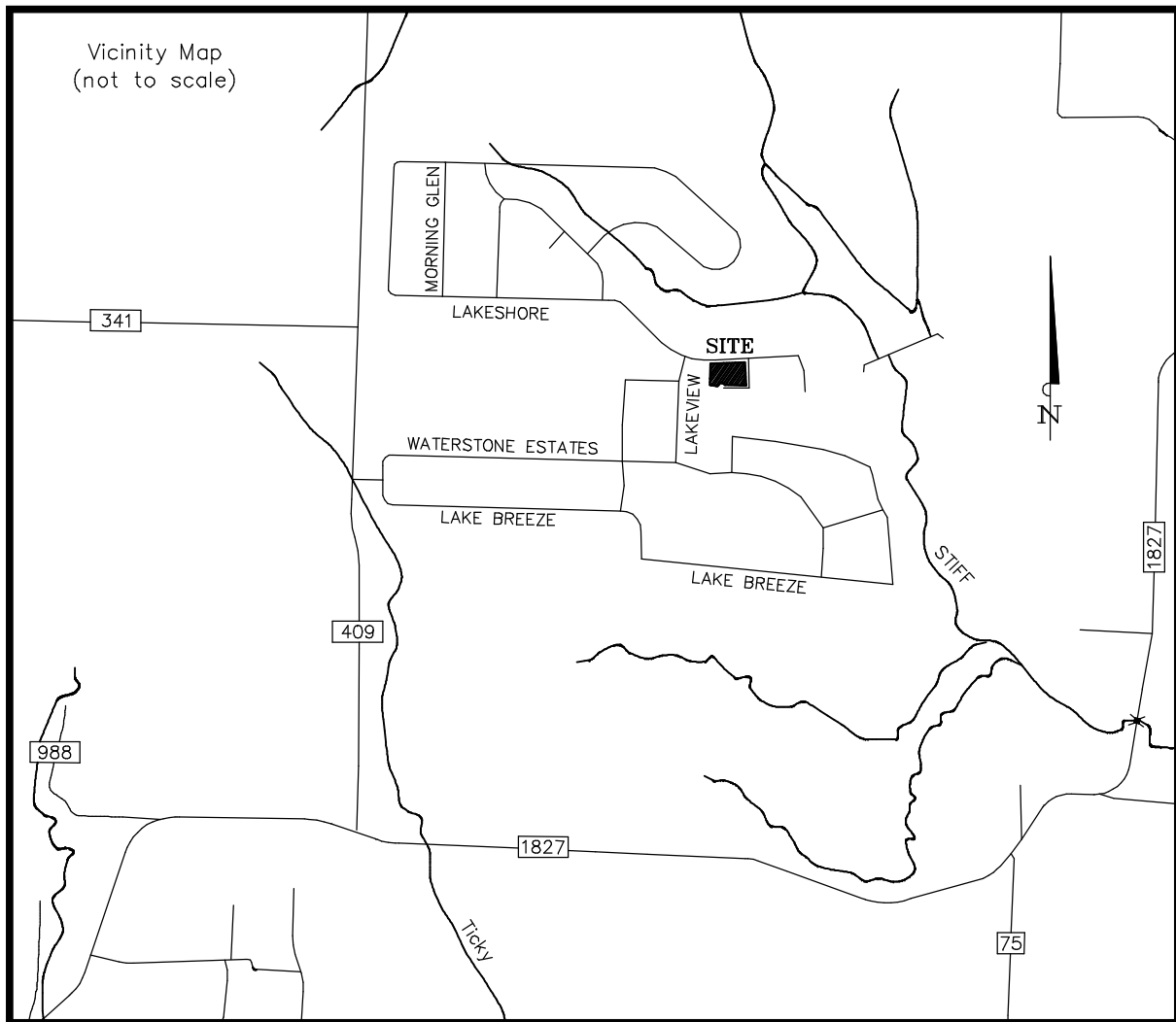
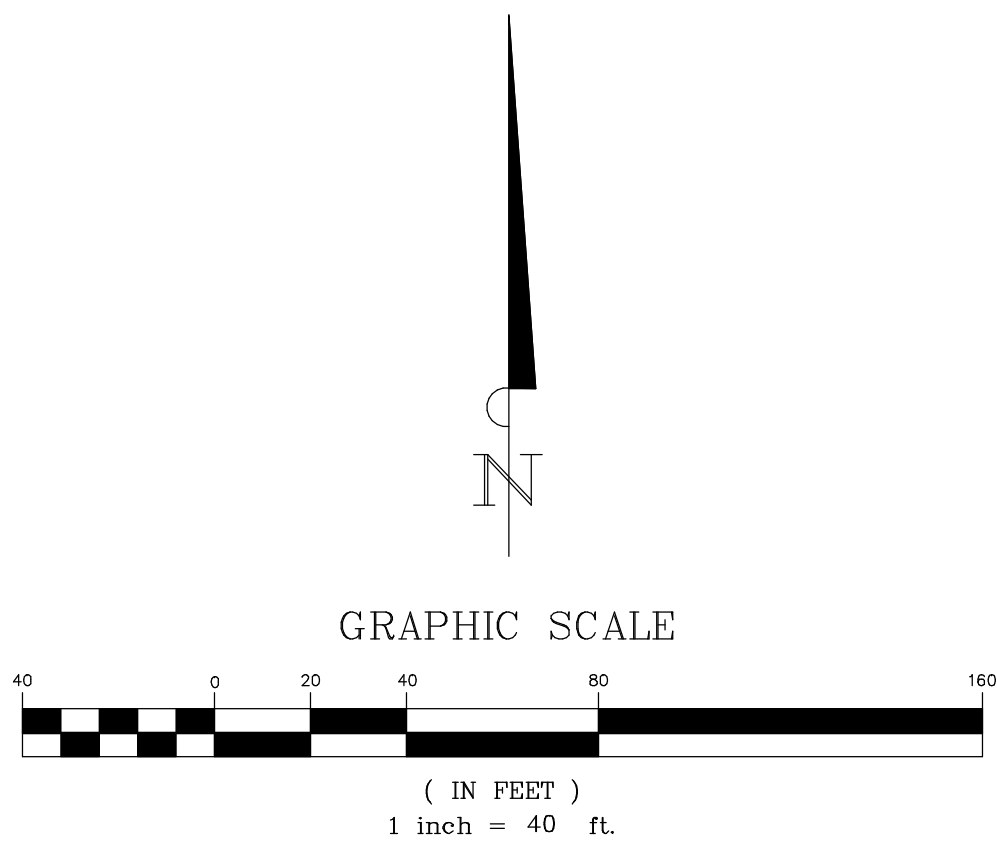
North Texas Surveying, LLC.
Registered Professional Land Surveyors

1515 South McDonald St., Suite 110,
McKinney, Tx. 75069
Ph. (469) 424-2074 Fax: (469) 424-1997
www.northtexassurveying.com
Firm Registration No. 10074200

**LEGEND**

	Wire Fence		Water Valve
	Wood Fence		Water Meter
	Chain Link Fence		Fire Hydrant
	Concrete		Irrigation Control Valve
	Asphalt		Sanitary Sewer Cleanout
	Light Standard		Sanitary Sewer Manhole
	Guy Wire/Anchor		Storm Drain Manhole
	Utility Pole		Gas Meter
	Overhead Wires		Gas Valve

Curve No.	Radius	Arc Length	Delta	Chrd. Brng.	Chrd. Dist.
C1	240.00'	30.84'	07°21'49"	S00°38'08"E	30.82'
C2	60.00'	151.64'	144°48'20"	S80°31'52"W	114.38'
C3	660.00'	99.92'	08°40'28"	S89°58'48"E	99.83'



DATE: 05/28/2014 SCALE: 1" = 40' DRAWN BY: C.S.H. CHK'D BY: M.B.A. JOB NO.: 2014-0072